

Preliminary Assessment Report

Project 3025101, 1545 NW MARKET ST

Assessment Completed: 5/15/2017

Project Description: Administrative Design Review application proposing a 980 sq. ft. addition to an existing mixed-use building.

Primary Applicant: [Mike Mora](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Arthur Thomas Richardson, (206) 684-3655, art.richardson@seattle.gov

SDCI Land Use Requirements

Malli Anderson, (206) 233-3858, Malli.Anderson@Seattle.Gov

Seattle City Light Requirements

Stephanie Franklin, (206) 615-0604, stephanie.franklin@seattle.gov

Seattle Department of Transportation Requirements

Emily Ehlers, (206) 518-4608, Emily.Ehlers@seattle.gov

Seattle Public Utilities Requirements

Amanda Barnett, (206) 615-1615, Amanda.Barnett@Seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **NW Market St / NW 54th St**

Sanitary sewer main size: **8-inch / 8-inch**

Storm drainage main location: **NW Market St**

Storm drainage main size: **12-inch**

Drainage

Infiltration Investigation Required: **Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the DPD Stormwater Code website.

<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

Project Type and Drainage Basin

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system** NW Market St

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **No***

Based on the information provided, adherence to Flow Control Standards is not required for this project.

*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **NW Market St / NW 54th St.**

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system.**

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240. If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

NW 54TH ST

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted. <http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

17TH AVE NW

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Land Use

Other Requirements: Administrative Design Review

Other Requirements

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site

([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

Seattle City Light Requirements

Street/Alley Requirements

NW 54TH ST

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3

(<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are high voltage lines along NW 54th St.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i).

Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are high voltage lines along NW 54th St.

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An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate temporary power for construction. Your Electrical Service Representative is: Shana Kesselring, 206-684-0791, shana.kesselring@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

Other Requirements

- Though the project is described as an addition to the building at 1545 NW Market St, it appears to be a separate building on its own lot and therefore must be served by a separate electrical service.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

Street Improvement Requirements

17TH AVE NW

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License.

Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).